



# OFFICES AT GRAND BAY PLAZA

**PENTHOUSE ONE** | OFFICE IN THE SKY

PENTHOUSE Level | 7,672 RSF

**FOR SALE** | Property Information Package

2665 S BAYSHORE DRIVE  
MIAMI, FL 33133

## SUITE DESCRIPTION

Unique and rarely available waterfront penthouse office suite in the heart of Coconut Grove spanning the entire floor at the Grand Bay Plaza on South Bayshore Drive, a highly sought after prestigious landmark 'Class A' office building. Spectacular water and city views from every corner of this well-appointed and expansive penthouse. Features include top-of-the-line finishes throughout the elegant private lobby/reception area, 2 glass enclosed conference rooms, 5 Executive offices, 9 private offices, 12 workstations, a full size Kitchen and a Kitchenette, Equipment Room, Print/Copy/Filing Room, and a secure Storage area.

The expansive private terrace, spanning the entire south side of the suite, offers panoramic views of Biscayne Bay, as well as sweeping city views.

The Grand Bay office building offers valet service, a grand entry with elegant lobby and reception area, main lobby reception desk with 24-hr security officer, business conference center, Wells Fargo Bank, onsite café, 2 level secured covered parking, and car detailing service. The building features, marble floors, large windows, state of the art elevators, remodeled restrooms and common area hallways. Located in the middle of Coconut Grove, with easy access to shopping, dining and entertainment venues.

## LEASING DETAILS

Sale Price:	\$4,950,000
Operating Expenses (CAM):	\$12.75/RSF   \$8,150/Month
Property Tax (2019)	\$6.12/RSF   \$46,967/Year
Property Address:	2665 S. Bayshore Drive   Miami, FL 33133
Units Included in the Sale:	PENTHOUSE ONE
Area Calculation(s):	<ul style="list-style-type: none"> <li>• USF   6,420 sq. ft.</li> <li>• RSF   7,672 sq. ft.</li> </ul>
Parking:	<ul style="list-style-type: none"> <li>• 12 Spaces</li> <li>• Professional Valet Service</li> <li>• Ample Street Parking</li> </ul>
Heating, Ventilation & Air Conditioning (HVAC):	Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 7:00 AM - 7:00 PM excluding holidays. After-hours air conditioning is available upon request at a rate of \$50 per hour, subject to adjustments.
Property Tours:	To be scheduled on weekdays between 10 AM to 5 PM - 24 hr notice required

### SUITE DETAILS

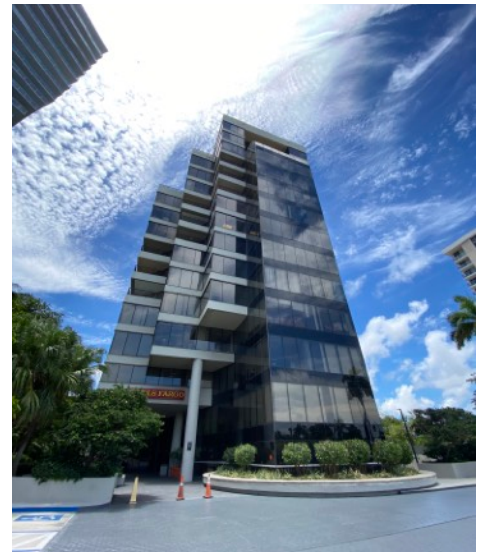
- Move-in-Ready Office Space; Furniture Negotiable.
- Available ON SHORT NOTICE
- Entire PH Floor with Expansive Private Terrace
- 360° Panoramic Water & City Views
- Elegant Design with Wood Finishes
- Glass Enclosed Conference Rooms
- Direct Elevator Exposure
- Guest Valet Service

### LOCATION

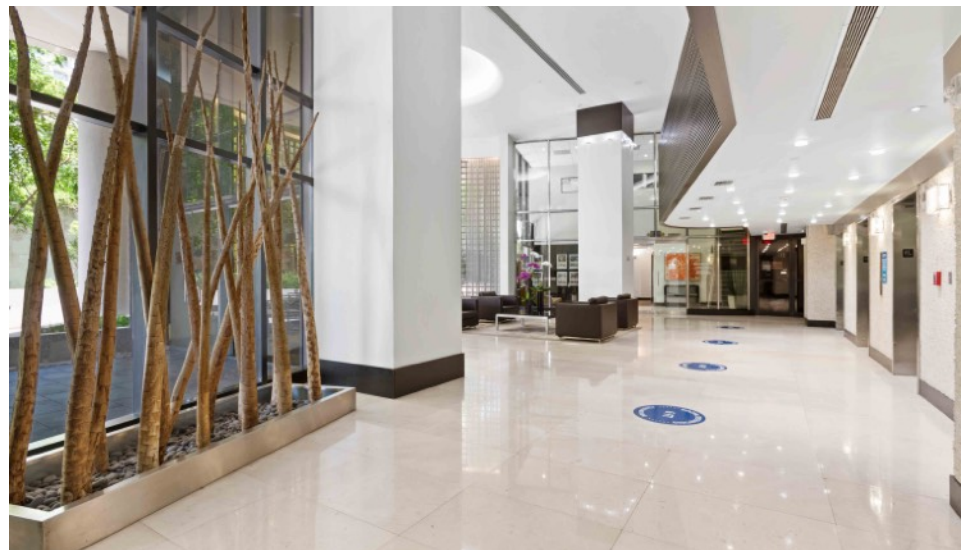
- Coveted location in the heart of the Coconut Grove South Bayshore Drive corridor
- Walking distance to the epicenter of Coconut Grove known for banking, finance, commerce, and as a hot spot for dining, entertainment and the arts
- Across from the hotly-anticipated REGATTA HARBOUR development, bracketed on the South by the intimate ambiance of Coco Walk, Grove Marina to the North, and by the glorious expanse and of Biscayne Bay, Regatta Park and historic Dinner Key on the east.
- Only 15 minutes from Miami International Airport and ten minutes from the Brickell Financial Center. Grand Bay Plaza is within walking distance of The Wyndham Grand Bay Hotel, The Ritz-Carlton Hotel and Residences, CocoWalk, and The Shops at Mayfair; and only minutes from the University of Miami and Mercy Hospital. Metrorail and bus service is easily accessible.

### MAJOR TENANTS

Floor	Tenant Name
PH-2A	Aztec Group Inc.
PH-2B	Dimond Kaplan & Rothstein
PH-1	Hall, Lamb and Hall, P.A.
12th	Berkowitz Development Group
9th	Watsco Inc.
8th	Davos Financial Group
2nd	Investor Solutions
Mezzanine	BROWN HARRIS STEVENS
LOBBY	Wells Fargo Bank



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PENTHOUSE ONE | OFFICE IN THE SKY





# PENTHOUSE ONE | OFFICE IN THE SKY





PENTHOUSE ONE | TERRACE IN THE SKY





PENTHOUSE ONE | TERRACE IN THE SKY



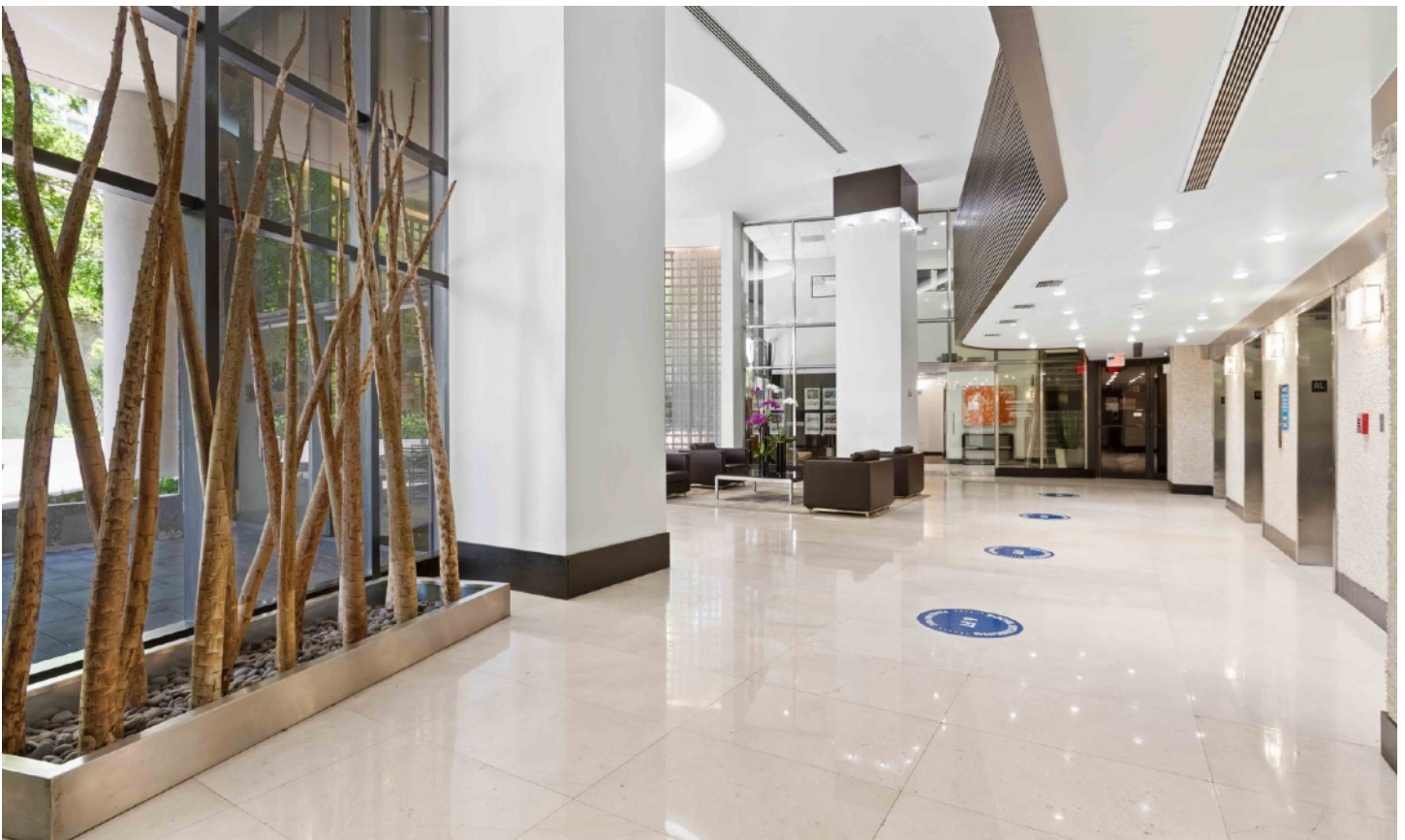


# PENTHOUSE ONE | WATER VIEWS





OFFICES AT  
THE GRAND BAY PLAZA | LOBBY AREA





OFFICES AT  
THE GRAND BAY PLAZA | ARIAL VIEWS





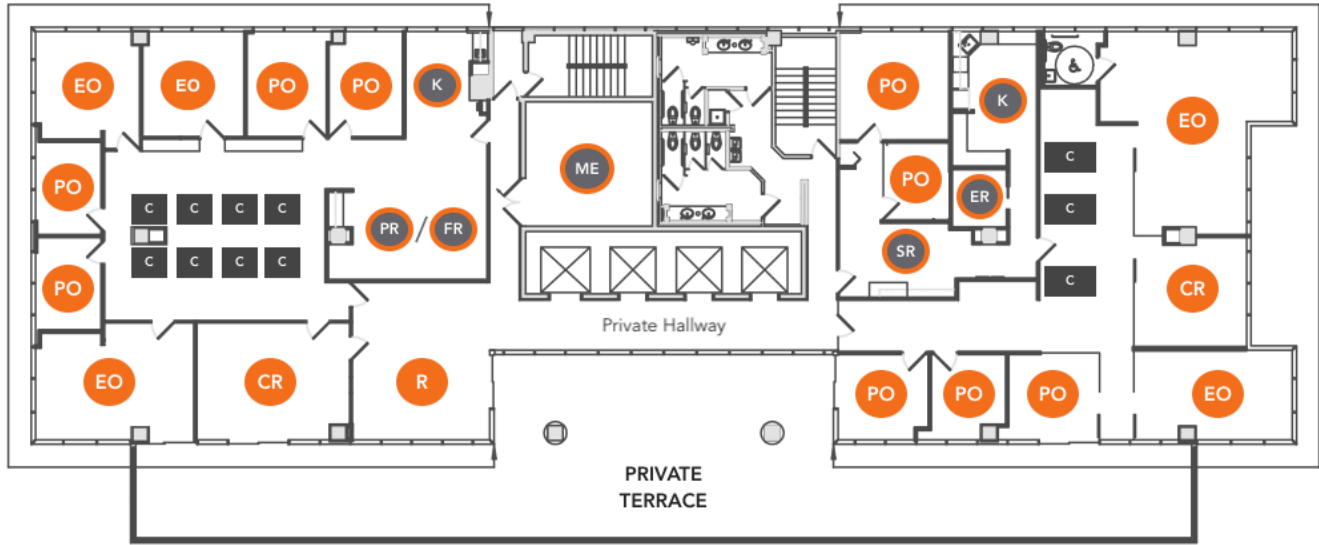
OFFICES AT  
THE GRAND BAY PLAZA | ARIAL VIEWS - N & S





SUITE PH1-B  
3,964 RSF

SUITE PH1-A  
3,708 RSF



PENTHOUSE ONE  
7,672 RSF

- EO | Executive Office
- PO | Private Office
- CR | Conference Room
- R | Reception Area
- C | Cubical
- PR | Printer Room
- FR | Filing Room
- SR | Storage Room
- ER | Equipment Area
- MR | Mechanical Room
- K | Kitchen / Kitchenette

# OFFICES AT THE GRAND BAY PLAZA PENTHOUSE ONE



## THE AMENITIES

A luxuriously appointed lobby offers a clear sense of arrival for owners, tenants and clients. Elegant marble flooring, rich woods, and expansive windows are complemented by professional front-desk attendant and valet service.

Support services include a modern business conference facility and available on-site storage. Private terraces located throughout the building offer magnificent views. The lobby level terrace is a perfect location for business and social functions.

At this prime business location, you can make the best possible use of every workday, while enjoying an eclectic atmosphere that is unique to Coconut Grove.



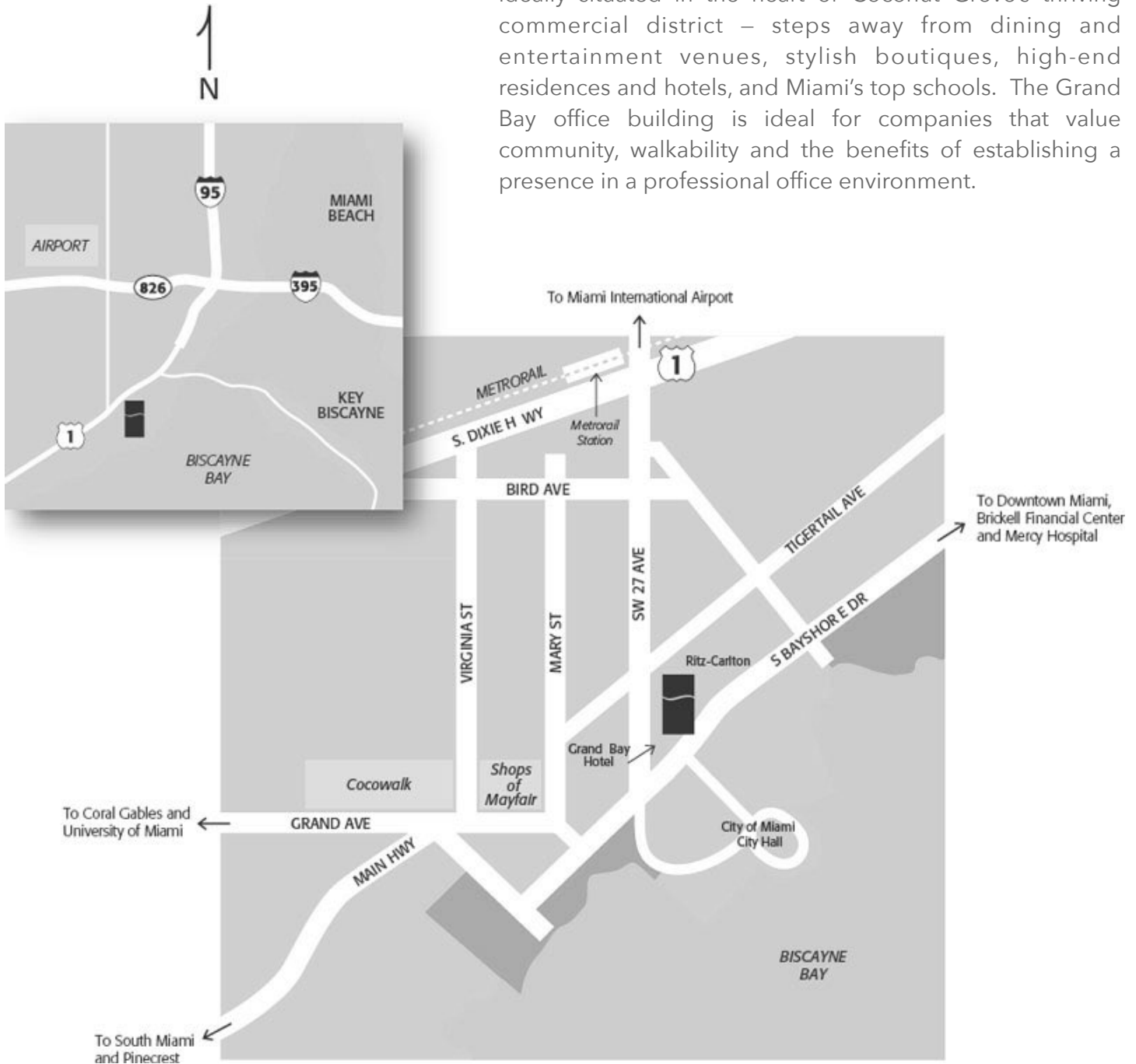
# OFFICES AT THE GRAND BAY PLAZA



# GRAND BAY PLAZA | PENTHOUSE ONE

## A Prestigious Office Address ... in the Heart of Coconut Grove

Ideally situated in the heart of Coconut Grove's thriving commercial district – steps away from dining and entertainment venues, stylish boutiques, high-end residences and hotels, and Miami's top schools. The Grand Bay office building is ideal for companies that value community, walkability and the benefits of establishing a presence in a professional office environment.



# SUMMARY FACTS



> <b>Developer:</b>	Bayshore Development LLC
> <b>Class:</b>	A
> <b>Year Built:</b>	1982
> <b>Year Renovated:</b>	2009
> <b>Floors:</b>	15
> <b>No. Of Offices:</b>	104
> <b>Amenities:</b>	<ul style="list-style-type: none"><li>• Dramatic Views</li><li>• Modern Business Conference Facility</li><li>• 24-Hour Access Control with Card Readers and Full-Service Concierge and Security Team</li><li>• Two levels of Secured Covered Parking with Private Elevator Access, Valet, and Car Detailing Services</li><li>• Onsite Full-Service Banking Branch, and ATM</li><li>• Onsite Café</li><li>• Easy Access to Shopping, Dining &amp; Entertainment Venues.</li></ul>



# LIFESTYLE IN THE HEART OF COCONUT GROVE



# COCONUT GROVE LIVING

Just south of Downtown and the Beaches sits boutique shops, eclectic restaurants and Miami's original art gallery district. Coconut Grove is best known for its lush green landscape bordered by the shimmering blue waters of Biscayne Bay.

From its beginnings in the late 1800s, this magical place has attracted tycoons, artists, writers, and musicians galore and-truth be told-more than its share of eccentrics and free spirits. Coconut Grove has attracted adventurers since its beginnings. Long before Miami even existed, this tropical frontier village lured sailors and individualistic settlers into its quietly breathtaking natural setting with its wild sense of inspirational freedom. It's no surprise Coconut Grove has been a haven of inspirations for such luminaries as Tennessee Williams, Robert Frost and Alexander Graham Bell.

Today, the village known to locals simply as "The Grove", is still a brilliant gem on the edge of the City of Miami. Though the sun can be found shining bright off the waters of Biscayne Bay any day, it's the warm welcome of the Grove community that illuminates your stay. In the midst of a bustling world, the Grove remains a place of secret pleasures awaiting your discovery.

## Broker Contact

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